



W.P.No.28414 of 2022

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 27.10.2022

CORAM
THE HONOURABLE MR.JUSTICE **M.DHANDAPANI**

W.P.No.28414 of 2022

Jothi

...Petitioner

Vs.

The Sub- Registrar,
Vadalore Sub Registrar Office,
Cuddalore – District.

...Respondent

Prayer: Petition filed under Article 226 of the Constitution of India to issue a Writ of Certiorarified Mandamus to call for the records pertaining to the refusal check slip in Refusal No.RFL/Vadalore/150/2022 dated 06.10.2022 and to quash the same as illegal and incompetent and consequently direct the respondent to register the decree dated 17.04.2014 passed in O.S.No.103 of 2013 on the file of the Principal District Munsif Court, Cuddalore and pass orders.

For Petitioner : Mr.T. Meganathan

For Respondents : Mr. C. Kathiravan
Special Government Pleader



W.P.No.28414 of 2022

ORDER

The petitioner has filed this petition to issue a Writ of Certiorarified Mandamus to call for the records pertaining to the refusal check slip in Refusal No.RFL/Vadaloor/150/2022 dated 06.10.2022 and to quash the same as illegal and incompetent and consequently direct the respondent to register the decree dated 17.04.2014 passed in O.S.No.103 of 2013 on the file of the Principal District Munsif Court, Cuddalore.

2. The case of the petitioner is that, the petitioner filed a suit in O.S.No.103 of 2013 on the file of the Principal District Munsif Court, Cuddalore seeking declaration and permanent Injunction to the subject property and the said suit was decreed on 17.04.2014. Thereby, the petitioner presented the application before the respondent for registering the said decree on 06.10.2022, however, the respondent refused to register the same, vide Refusal Check Slip No.RFL/Vadaloor/150/2022 dated 06.10.2022 on the ground that the decree has not been presented for registration within the stipulated time. Challenging the same, the petitioner have filed the present Writ Petition.



W.P.No.28414 of 2022

3. Learned counsel for the petitioner submits that no time limit is prescribed in the Registration Act with regard to registration of the deed through Court decree. Therefore, citing delay in presenting the document as reason for not registering the same is not sustainable.

4. The learned counsel for the petitioner would rely on a decision of the Hon'ble Division Bench of this Court in the case of ***S.Lingeswaran vs The Sub Registrar*** in ***W.P.No.9577 of 2021*** dated 23.04.2021, and in the said decision the Division Bench of this Court followed the earlier decisions reported in ***2007 (2) TCJ 68 (A.K.Gnanasankar vs. Joint -II Sub Registrar, Cuddalore)*** and ***2019 (3) MLJ 571 (S.Sarvothaman vs. The Sub-Registrar, Oulgarpet)***, wherein the Court held that, the Court decree is not a compulsorily registrable document and the option lies with the party in such circumstances. He would particularly rely on paragraphs 6 to 9 of the above decision, which are extracted hereunder:

“6. A Full Bench of the Andhra Pradesh High Court in Padala Satyanarayana Murthy Vs. Padala Gangamma, reported in AIR 1959 AP 626, has held that a decree/order



passed by a competent Court is not compulsorily registrable document and the party cannot be compelled to get the document registered when there is no obligation cast upon him to register the same. Subsequently, a Division Bench of this Court in A.K.Gnanasankar Vs. Joint-II Sub Registrar, Cuddalore reported in 2007 (2) TCJ 68, has held that, a decree is a permanent record of Court and the limitation prescribed for presentation of the document under Sections 23 and 25 of the Registration Act, is not applicable to a decree presented for registration.

7. The above judgments have been followed in number of judgments of this Court and recently another Division Bench of this Court in S.Sarvothaman Vs. The Sub-Registrar, Oulgaret reported in (2019) 3 MLJ 571 has held that, as the Court decree is not a compulsorily registerable document and the limitation prescribed under the Registration Act would not stand attracted for registering any decree. The relevant portion of the judgment reads as follows:

"21. By applying the decision in the case of Padala Satyanarayana Murthy to the facts of the case, the only conclusion that could be arrived at is that a court decree is not compulsorily registerable and that the option lies with the party. In such circumstances, the law laid down by this



W.P.No.28414 of 2022

Court clearly states that the limitation prescribed under the Act would not stand attracted."

8. The above judgment was followed in Anitha Vs. The Inspector of Registration in W.P.No.24857 of 2014 dated 01.03.2021, wherein it is held that the Registrar cannot refuse registration of a Court decree on the ground of limitation.

9. In view of the above settled position of law, the respondent Sub Registrar cannot refuse to register the decree on the ground that it is presented beyond the period prescribed under Section 23 of the Registration Act. In such circumstances, the impugned refusal check slip issued by the respondent is not sustainable and it is liable to be set aside. Accordingly, the writ petition is allowed and the impugned order passed by the respondent is set aside and the respondent is directed to register the decree, if it is otherwise in order. No costs."

5. The learned Special Government Pleader appearing for the respondents submitted that the said application was rejected under section 23 and 25 of the Registration Act, 1908.

6. It is not in dispute that the petitioner is in possession of a Court



W.P.No.28414 of 2022

decree which when presented was not entertained citing delay in submission.

It is to be pointed out that this Court in a catena of decisions had held that the Registrar cannot refuse registration of a Court decree on the ground of limitation. That being the case, the facts in the present case are identical to Lingeswaran's case and the ratio laid therein stands squarely attracted. Therefore, the rejection order is wholly in contravention of the order passed in *Lingeswaran's case (supra)*.

7. Accordingly, this writ petition is **allowed** and the impugned order passed by the respondent is set aside and the matter is remanded to the respondent and the respondent is directed to register the decree in O.S.No.103 of 2013 on the file of the Principal District Munsif Court, Cuddalore without referring the delay. No costs.

27.10.2022

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Speaking Order/ Non Speaking Order

Index: Yes/ No

Internet: Yes/ No



W.P.No.28414 of 2022

WEB COPY To

The Sub- Registrar,
Vadalore Sub Registr Office,
Cuddalore – District.



WEB COPY



W.P.No.28414 of 2022

M.DHANDAPANI,J.

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W.P.No.28414 of 2022

27.10.2022